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## **STATISTICAL RELEASE**

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# **Construction Materials Price Indices**

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## KEY FINDINGS

### TABLE 1: CONTRACT PRICE ADJUSTMENT PROVISIONS (CPAP)

Noteworthy month-on-month changes in January 2023 were as follows:

Work group 110 – concrete (excluding formwork): the index increased by 5,2%. There were changes of 15,0% in the PPI for sand (accounting for 13,0% of this work group) and 7,3% in the PPI for aggregated stone (accounting for 20,0% of this work group).

Work group 125 – metal roofing (aluminium): the index increased by 5,1%. There was a change of 5,8% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 90,0% of this work group).

Work group 162 – electrical reticulation: the index increased by 4,2%. There were changes of 6,1% in the SEIFSA index for copper 7.9mm rod (accounting for 45,0% of this work group) and 5,8% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 25,0% of this work group).

Work group 190 – preliminaries: the index decreased by 1,2%. There were changes of -11,5% in the PPI for diesel (accounting for 15,0% of this work group) and -0,1% in the headline CPI (accounting for 55,0% of this work group).

Work group 120 – waterproofing: the index decreased by 1,6%. There was a change of -2,2% in the PPI for bituminous mixtures (accounting for 65,0% of this work group).

### TABLES 2 AND 3: CONSTRUCTION INPUT PRICE INDICES (CIPI)

The annual change in the index for total construction was 9,4% in January 2023. The index increased by 1,8% month-on-month.

The following indices recorded noteworthy month-on-month changes: construction stone and sand (7,1%), carpets (excluding mats and rugs) (5,2%), construction bricks and tiles (4,3%), ready-mix concrete (4,1%), cement (3,9%), electrical cable (3,8%), construction tyres (2,9%), construction electric motors, generators or transformers (2,7%), builders' carpentry of wood (-2,0%), vinyl sheeting and flooring (-2,0%) and bituminous mixtures (-2,2%).

### TABLE 4: MINING AND CONSTRUCTION PLANT AND EQUIPMENT PRICE INDEX

The annual change in the index for plant and equipment was 8,5% in January 2023. The index increased by 2,7% month-on-month.

### TABLE 5: MECHANICAL AND ELECTRICAL ENGINEERING INPUT PRICE INDICES

The annual change in the index for mechanical engineering was 8,6% in January 2023. The index increased by 0,2% month-on-month.

The annual change in the index for electrical engineering was 9,3% in January 2023. The index increased by 3,3% month-on-month.

### TABLE 6: CIVIL ENGINEERING MATERIAL PRICE INDICES

The annual change in the total index (civil engineering material) was 8,0% in January 2023. The index increased by 2,2% month-on-month.

**Risenga Maluleke**  
Statistician-General

## DETAILED RESULTS

Table 1 - Contract price adjustment provisions (CPAP) work group indices

Base: Dec 2021=100

Year and month		102	104	106	110	111	112	113	114
		Alterations	Earthworks	Piling	Concrete (excluding formwork)	Formwork	Precast concrete	Post tensioning	Reinforcement
2022	Jan	100,2	102,5	103,6	106,3	100,1	102,1	103,1	100,2
	Feb	100,8	102,9	103,9	105,0	100,3	102,1	105,0	102,8
	Mar	101,8	104,2	104,6	104,8	101,1	102,4	105,3	102,5
	Apr	102,4	104,6	105,3	104,3	103,3	104,9	113,4	106,2
	May	103,1	105,1	106,7	105,8	104,0	106,5	113,6	111,6
	Jun	104,2	105,8	107,5	108,9	105,4	107,9	113,9	109,4
	Jul	105,8	107,4	108,4	109,7	105,8	108,1	114,3	108,2
	Aug	106,0	107,8	108,2	109,2	105,3	107,3	114,4	105,6
	Sep	106,1	108,1	108,4	109,5	105,4	107,4	114,4	105,4
	Oct	106,5	108,3	108,5	111,3	104,7	106,7	109,9	103,0
	Nov	106,8	108,8	108,3	110,1	104,8	106,2	110,0	101,6
Dec	107,2	108,9	108,4	109,5	105,1	106,2	110,1	102,2	
2023	Jan	107,1	110,4	111,0	115,2	105,0	108,0	110,0	101,8

Year and month		116	118	120	122	124	125	126	129
		Brick and block work	Masonry	Water proofing	Non metal roofing	Metal roofing (steel)	Metal roofing (aluminium)	Carpentry and joinery	Ceilings
2022	Jan	100,9	101,1	98,7	100,5	100,0	101,4	100,2	100,8
	Feb	100,4	99,4	101,7	104,5	100,0	108,8	100,3	104,1
	Mar	100,8	98,3	105,2	105,0	100,2	116,7	102,2	106,6
	Apr	99,7	100,5	116,7	102,8	102,0	117,8	103,7	107,5
	May	102,4	100,2	119,7	104,7	102,1	120,4	104,1	109,8
	Jun	101,9	101,5	126,5	106,2	102,3	108,1	106,4	110,7
	Jul	103,1	102,3	131,7	107,9	103,3	106,0	106,1	112,0
	Aug	105,3	102,5	127,9	108,2	94,5	102,2	106,3	111,5
	Sep	102,7	103,7	124,1	109,5	94,5	105,7	106,5	111,4
	Oct	101,9	104,4	124,2	109,2	86,2	104,7	106,6	111,1
	Nov	102,9	104,5	122,5	108,3	86,3	107,1	107,0	113,7
	Dec	104,0	105,2	121,4	109,4	86,3	102,2	107,2	115,3
2023	Jan	105,4	106,9	119,5	110,3	86,3	107,4	106,8	115,7

Year and month		130	132	134	136	138	140	141	142
		Resilient floor and wall coverings	Ironmongery	Structural steelwork in buildings	Metalwork	Partitioning systems	Aluminium work	Stainless steel work	In situ finishes
2022	Jan	100,0	100,0	100,0	100,0	100,4	101,5	103,5	102,8
	Feb	105,6	100,2	100,2	100,0	101,5	107,4	103,9	102,6
	Mar	105,8	103,7	100,7	100,3	103,6	109,2	104,2	103,1
	Apr	106,0	103,8	105,5	107,2	106,0	110,9	107,3	103,2
	May	107,8	116,3	106,3	107,9	107,0	111,8	120,3	104,3
	Jun	108,1	120,5	106,8	108,3	109,0	111,3	117,1	106,4
	Jul	108,4	122,8	106,8	107,9	108,6	109,4	118,5	107,5
	Aug	108,5	122,8	105,2	105,9	108,7	109,5	113,5	107,4
	Sep	109,6	122,9	105,2	105,9	109,5	112,2	100,7	107,7
	Oct	109,7	122,9	103,1	102,6	109,3	112,4	101,0	108,7
	Nov	109,8	123,0	103,3	102,7	109,4	110,7	101,7	108,4
	Dec	109,9	123,1	103,5	102,8	109,6	110,8	103,8	108,2
2023	Jan	109,9	127,1	103,5	102,9	109,8	113,3	104,1	110,9

**Table 1 - Contract price adjustment provisions (CPAP) work group indices (concluded)**

**Base: Dec 2021=100**

Year and month		144	146	148	149	150	152	154	160
		Tiling	Drainage	Plumbing	Aluminium shop fronts and pre-glazed windows	Glazing	Painting	Roadwork	Electrical installations
2022	Jan	100,1	100,1	101,0	100,7	100,0	96,4	103,2	100,5
	Feb	100,3	100,5	101,5	103,5	100,6	101,1	103,3	101,6
	Mar	101,0	102,5	103,0	104,4	100,7	102,0	104,5	102,8
	Apr	101,2	104,4	104,7	105,3	100,8	102,7	109,0	104,6
	May	101,5	104,8	107,9	105,8	100,9	103,9	110,4	104,1
	Jun	102,0	105,7	107,8	105,9	101,0	104,1	113,6	101,8
	Jul	103,6	106,2	108,2	105,5	101,1	105,7	116,6	100,8
	Aug	106,6	106,1	107,2	105,6	101,1	106,0	115,6	95,5
	Sep	105,1	106,3	104,7	108,0	104,3	106,7	114,0	96,4
	Oct	105,3	106,5	104,9	108,1	104,4	108,2	114,1	94,4
	Nov	105,4	106,7	105,2	107,0	103,3	108,5	113,7	94,7
	Dec	105,6	106,9	105,6	107,2	103,3	108,6	114,1	95,0
2023	Jan	105,5	107,0	105,8	109,0	105,2	108,6	116,0	97,4

Year and month		162	170	171	172	173	180	181	190
		Electrical reticulation	Mechanical services	Ductwork installations	Refrigeration installations	Steel water pipe installations	Lump sum domestic buildings	Commercial/industrial buildings	Preliminaries
2022	Jan	100,3	101,8	100,0	100,4	104,6	100,8	101,1	101,0
	Feb	102,9	102,7	100,0	100,6	106,1	101,5	102,1	102,0
	Mar	105,1	103,3	100,0	100,8	105,5	102,5	103,2	104,3
	Apr	106,3	104,1	101,8	101,9	106,5	103,5	104,6	106,0
	May	106,9	104,7	101,9	101,9	109,1	105,1	106,1	107,3
	Jun	102,4	106,4	101,9	100,6	109,2	105,6	106,8	109,0
	Jul	100,7	108,0	103,9	101,2	111,2	106,4	107,5	112,3
	Aug	92,9	107,7	98,7	96,8	113,2	105,8	106,5	111,8
	Sep	95,6	108,3	98,6	98,5	108,2	105,3	106,4	111,5
	Oct	94,3	107,5	93,2	99,0	104,5	104,8	105,9	111,9
	Nov	95,6	107,7	93,2	99,7	106,3	105,1	106,1	113,5
	Dec	94,8	107,4	93,2	100,4	105,5	105,3	106,2	112,3
2023	Jan	98,8	110,1	93,2	101,8	108,8	106,3	107,3	110,9

**Table 2 - Construction input price index (CIPi): material purchases by type of service**

Service	Weight	Index (Dec 2021=100)			Percentage change	
		Jan 2022	Dec 2022	Jan 2023	Jan 2023 vs. Dec 2022	Jan 2023 vs. Jan 2022
<b>Total construction</b>	100,00	101,6	109,2	111,2	1,8	9,4
<b>Site preparation</b>	1,66	102,1	113,5	116,2	2,4	13,8
<b>Civil engineering: Building of complete structures</b>	63,96	102,2	109,2	111,5	2,1	9,1
<b>Building installation</b>	16,28	101,9	108,2	109,9	1,6	7,9
<b>Building completion</b>	15,96	98,7	111,0	112,3	1,2	13,8
<b>Renting of construction or demolition equipment with operators</b>	2,14	102,0	101,4	101,5	0,1	-0,5

Table 3 - Construction input price index (CIPI): material purchases for whole industry

Product	Weight	Index (Dec 2021=100)			Percentage change	
		Jan 2022	Dec 2022	Jan 2023	Jan 2023 vs. Dec 2022	Jan 2023 vs. Jan 2022
<b>Total construction</b>	100,00	101,6	109,2	111,2	1,8	9,4
<b>Construction stone and sand</b>	4,86	107,1	106,9	114,5	7,1	6,9
Aggregate stone	3,47	108,4	107,8	115,6	7,2	6,6
Sand	0,42	108,5	107,1	123,1	14,9	13,5
Granite, sandstone and other monumental and building stone	0,97	101,8	103,4	106,7	3,2	4,8
<b>Carpets (excluding mats and rugs)</b>	2,05	100,0	112,4	118,3	5,2	18,3
<b>Boards of wood</b>	0,33	100,0	109,0	109,0	0,0	9,0
<b>Builders' carpentry of wood</b>	0,14	100,5	112,3	110,0	-2,0	9,5
<b>Paints</b>	2,31	89,3	111,2	111,4	0,2	24,7
<b>Construction tyres</b>	0,36	100,0	115,0	118,3	2,9	18,3
<b>Construction pipes, tubes and fittings</b>	5,00	100,1	106,4	106,8	0,4	6,7
Tubes, pipes, tube-fittings and pipe-fittings of copper	0,97	101,7	95,8	97,8	2,1	-3,8
Concrete pipes	0,31	95,7	93,3	93,3	0,0	-2,5
Construction plastic pipes, tubes and fittings	3,72	100,0	110,3	110,3	0,0	10,3
<b>Adhesive and sealant</b>	0,64	100,0	106,8	106,8	0,0	6,8
<b>Vinyl sheeting and flooring</b>	1,28	100,0	110,0	107,8	-2,0	7,8
<b>Construction bricks and tiles</b>	8,39	100,7	104,3	108,8	4,3	8,0
Bricks	4,16	101,1	104,4	112,6	7,9	11,4
Tiles	4,23	100,3	104,2	105,1	0,9	4,8
<b>Cement</b>	7,29	107,7	112,2	116,6	3,9	8,3
<b>Ready-mix concrete</b>	9,91	102,1	107,3	111,7	4,1	9,4
<b>Ceiling boards</b>	0,93	100,9	119,7	119,7	0,0	18,6
<b>Roof sheeting</b>	0,55	105,3	94,2	94,2	0,0	-10,5
<b>Pre-mix asphalt</b>	3,89	99,9	113,4	113,5	0,1	13,6
<b>Bituminous mixtures</b>	3,26	97,9	129,1	126,3	-2,2	29,0
<b>Construction structural and reinforcing steel</b>	26,27	100,8	107,5	107,5	0,0	6,6
Reinforcing metal work	9,44	100,2	100,5	100,0	-0,5	-0,2
Equipment for scaffolding, shuttering and propping	1,72	101,8	111,0	111,0	0,0	9,0
Welded angles, shapes and sections for use in manufactured structures	8,51	101,9	112,5	113,3	0,7	11,2
Steel door and window frames	6,60	100,0	110,0	110,0	0,0	10,0
<b>Construction basic metal products</b>	1,68	100,8	99,6	99,6	0,0	-1,2
Bars and rods of iron or steel	1,00	100,2	102,0	102,0	0,0	1,8
Angles, shapes, sections and similar products of iron or steel	0,44	100,3	91,1	91,1	0,0	-9,2
Wire of iron or steel	0,24	104,3	104,8	105,1	0,3	0,8
<b>Construction pumps, compressors and refrigerator machinery</b>	0,65	101,1	115,3	116,2	0,8	14,9
<b>Construction electric motors, generators or transformers</b>	3,85	99,9	124,1	127,5	2,7	27,6
<b>Electrical components</b>	3,55	100,5	107,2	107,3	0,1	6,8
<b>Electrical cable</b>	5,79	103,3	103,9	107,9	3,8	4,5
<b>Construction, distribution and control equipment</b>	5,89	102,8	110,3	111,5	1,1	8,5
<b>Nails, screws and metal fasteners</b>	1,13	101,5	97,7	97,3	-0,4	-4,1

**Table 4 - Mining and construction plant and equipment price index**

Product	Weight	Index (Dec 2021=100)			Percentage change	
		Jan 2022	Dec 2022	Jan 2023	Jan 2023 vs. Dec 2022	Jan 2023 vs. Jan 2022
Plant and equipment	100,00	104,8	110,7	113,7	2,7	8,5
Lifting and handling equipment and parts thereof	5,55	102,8	105,2	105,2	0,0	2,3
Machinery for mining, quarrying and construction and parts thereof	17,94	102,5	110,8	113,5	2,4	10,7
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	11,78	101,6	107,6	111,4	3,5	9,6
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,16	104,3	117,1	117,5	0,3	12,7
Lorries, trucks and vans exceeding 3,5 tons	76,51	105,5	111,0	114,4	3,1	8,4

**Table 5 - Mechanical and electrical engineering input price indices**

Service	Weight	Index (Dec 2021=100)			Percentage change	
		Jan 2022	Dec 2022	Jan 2023	Jan 2023 vs. Dec 2022	Jan 2023 vs. Jan 2022
Mechanical engineering	100,00	101,1	109,6	109,8	0,2	8,6
Electrical engineering	100,00	104,4	110,5	114,1	3,3	9,3

**Table 6 - Civil engineering material price indices<sup>1</sup>**

Product	Index (Dec 2021=100)			Percentage change	
	Jan 2022	Dec 2022	Jan 2023	Jan 2023 vs. Dec 2022	Jan 2023 vs. Jan 2022
Civil engineering material - total	103,0	108,8	111,2	2,2	8,0
Civil engineering material (excluding bitumen)	103,9	107,0	110,9	3,6	6,7
Civil engineering material (excluding reinforcing metal work)	103,5	114,5	117,9	3,0	13,9
Civil engineering material (excluding reinforcing metal work and bitumen)	104,8	108,1	112,9	4,4	7,7
Civil engineering material - structures (excluding bitumen)	103,9	105,9	109,1	3,0	5,0
Civil engineering material - roads, general	103,4	110,4	113,7	3,0	10,0
Civil engineering material - roads, general (excluding bitumen)	104,8	105,9	110,8	4,6	5,7
Civil engineering material - roads, refurbishment	103,4	113,8	116,8	2,6	13,0
Civil engineering material - roads, refurbishment (excluding bitumen)	105,9	106,8	112,5	5,3	6,2
Civil engineering material - roads, reseal	100,7	121,3	121,2	-0,1	20,4
Civil engineering material - roads, reseal (excluding bitumen)	106,5	108,7	114,4	5,2	7,4
Civil engineering material - bulk earthworks	104,2	108,6	112,4	3,5	7,9
Civil engineering material - bulk earthworks (excluding bitumen)	104,8	107,2	111,5	4,0	6,4

<sup>1</sup> The information in this table is published in conjunction with engineering associations SAFCEC and SAICE.



## EXPLANATORY NOTES

<b>Construction Input Price Indices (CIPI)</b>	The index reflects material purchases in the construction industry.
<b>Contract Price Adjustment Provisions (CPAP)</b>	The CPAP work group indices are used for making adjustments based on cost fluctuations in labour, plant and materials.
<b>Contract Price Adjustment Provisions Steering Committee</b>	The Committee is the oversight structure for the Construction Price Adjustment Provisions published by Statistics South Africa and comprises of representatives of the following industry associations and organisations: The Association of South African Quantity Surveyors, Electrical Contractors' Association (SA), Master Builders South Africa, the South African Institute of Architects, the National Department of Public Works and Statistics South Africa (Stats SA).
<b>CPAP manuals</b>	The updated CPAP manuals "CPAP Application Manual" and "CPAP Work Groups Composition and Weighting of Sub-Indices" are obtainable from The Association of the South African Quantity Surveyors – ASAQS, website: <a href="http://www.asaqs.co.za">www.asaqs.co.za</a> – search for CPAP, or by phoning (012) 310 8077.
<b>Respondent response rate</b>	The respondent response rate for January 2023 was 93,8%. The rate was calculated by means of the total number of companies where prices were collected as a percentage of the total sample.
<b>Sources for CPAP</b>	The CPAP work group indices are derived from changes in the cost structures prevailing in 37 different sectors of the building industry and are published by Stats SA on a monthly basis. The indices reported on in this publication are mainly based on a combination of PPI, SEIFSA and CPI indices for the particular month.
<b>Tax</b>	Value-added tax (VAT) is not included in these indices.
<b>Weights</b>	Weights are updated according to the availability of new information, as follows: <ul style="list-style-type: none"> <li>• Tables 1 and 6 are updated periodically in consultation with industry expert committees</li> <li>• Tables 2 and 3 are updated annually from Stats SA's supply and use tables, with effect from the January statistical release each year</li> <li>• Tables 4 and 5 are updated periodically using Stats SA's construction large sample survey; these weights were last updated in January 2022.</li> </ul>

## GLOSSARY

<b>CIPI</b>	Construction Input Price Indices
<b>CPAP</b>	Contract Price Adjustment Provisions
<b>CPI</b>	Consumer Price Index
<b>PPI</b>	Producer Price Index
<b>r</b>	Revised
<b>SAFCEC</b>	South African Forum of Civil Engineering Contractors
<b>SAICE</b>	South African Institution of Civil Engineering
<b>SEIFSA</b>	Steel and Engineering Industries Federation of Southern Africa

## GENERAL INFORMATION

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### Forthcoming issues

Issue	Expected release date
February 2023	30 March 2023
March 2023	26 April 2023
April 2023	25 May 2023

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### Electronic services

A large range of data is available via on-line services. For more detail about our electronic data services, contact Stats SA's user information service at (012) 310 8600.

You can visit us on the internet at: [www.statssa.gov.za](http://www.statssa.gov.za)

### Enquiries

Telephone number - technical enquiries	Evashnie Govender (012) 336 0176
Telephone number - other	(012) 310 8600 / 8390 / 8351 / 4892 / 8496 / 8095 (user information services) (012) 310 8490 (library)
Fax number	(012) 310 8332
Email address	evashnieg@statssa.gov.za (technical enquiries) info@statssa.gov.za (user information services) Enquiries in connection with contract price adjustment provisions should be directed, in writing, to Mr HOFFIE CRUYWAGEN (Hoffie.Cruywagen@up.ac.za).
Postal address	Private Bag X44, Pretoria, 0001

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